

# Housing Cabinet July 2026

10mm Door Undercuts  
& Trickle vents

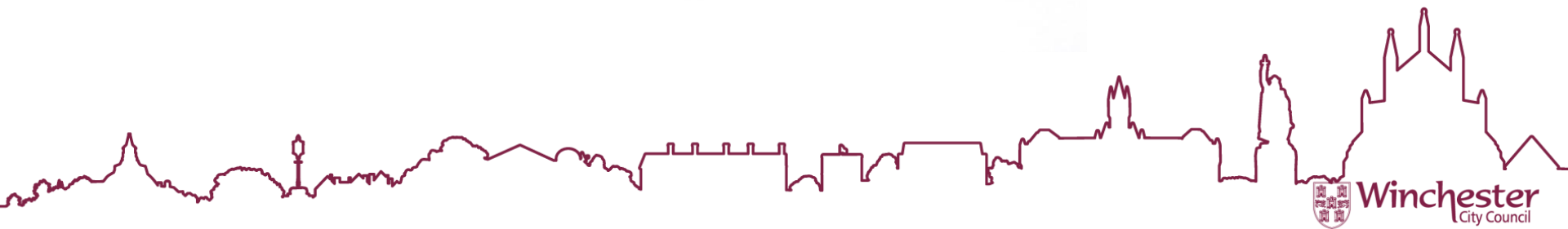
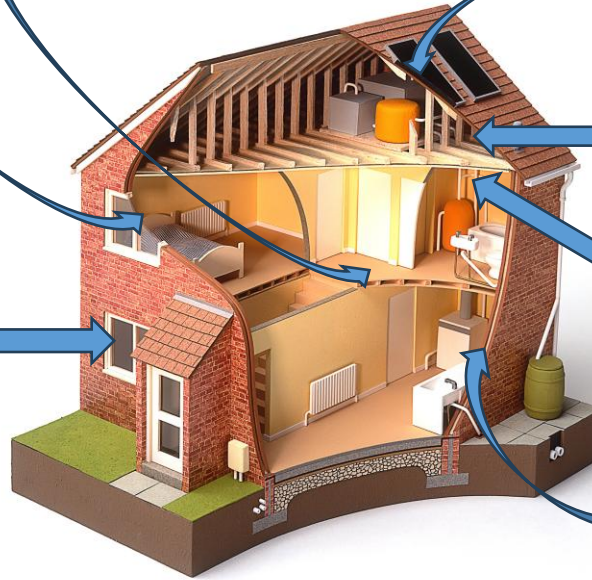
Solar Panels + Battery

Loft Insulation

Replace/Upgrade  
Extract Ventilation

New windows

Wall Insulation



# RETROFIT STRATEGY

## ❖ Retrofit Strategy Project Plan

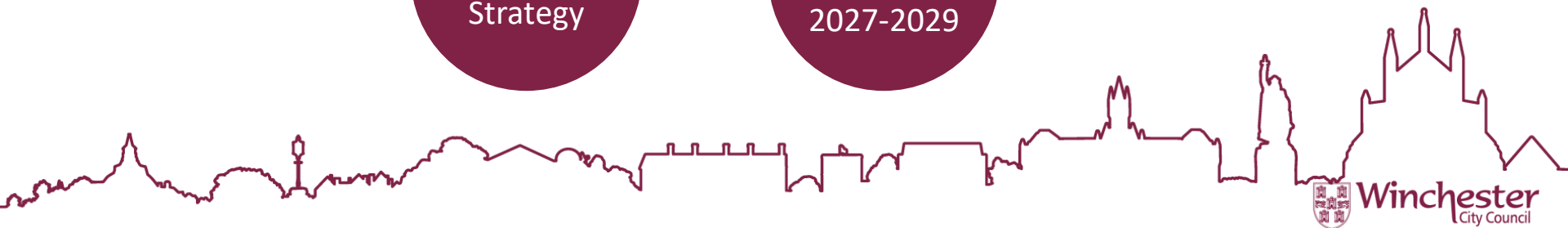
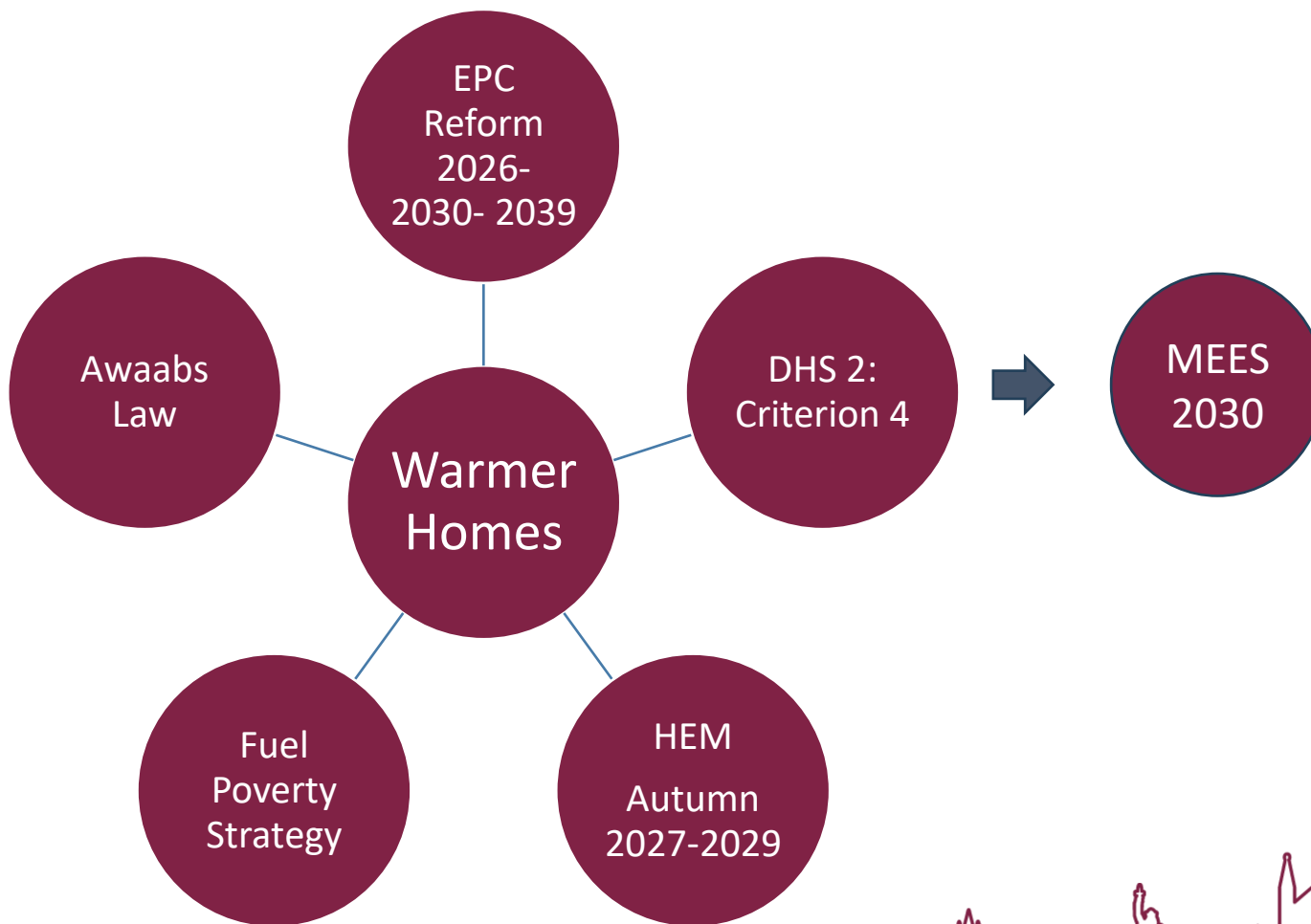
- ❖ Retrofit Journey from 2022 to 2030 and Beyond,  
**Due date set for Cabinet Feb 2027**

## ❖ Status

- ❖ Strategy Outline: *Complete*
- ❖ Strategy Draft Document: *Complete*
- ❖ **Strategy Engagement Plan:**
  - ❖ Current First Phase Team Consultation: *Completed*
  - ❖ 21<sup>st</sup> May Tenancy Policy Co-creation: *Completed*
  - ❖ June Second Phase Colleague Consultation: *Underway*
  - ❖ 07<sup>th</sup> July External Stakeholder Consultation: *Scheduled*
  - ❖ August to September Final Drafting
  - ❖ October – Comms



## A combination of interrelated reforms:

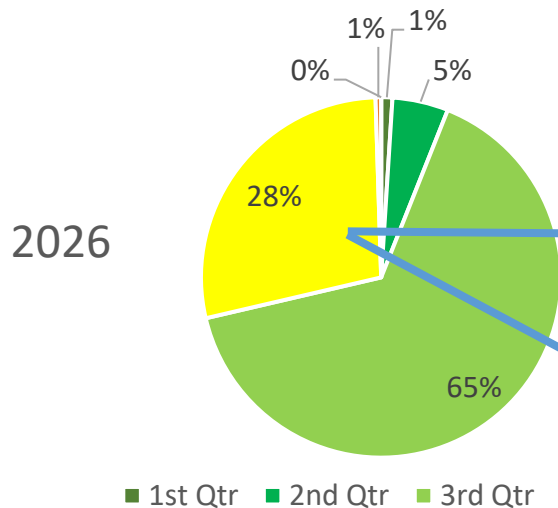
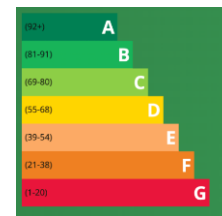


## Retrofit Programme Total 2026/2027 - Target

	TARGET PROPERTIES	TARGET MEASURES	NO. OF TAREGT EPC C UPLIFTS	WCC EPC C AND ABOVE TARGETS	DELIVERED PROPERTIES	DELIVERED MEASURES	DELIVERED EPC C AND ABOVE
				Currently 71%			Currently 71%
SHDF SWEDISH COTTAGES	4	9	1				
SHF – WAVE 3	179	819	179	3.4%	5	6	
ENERGY ASSESSMENT CONSERVATION AREA SINGLE GLAZED	500				159		1.3%
MULTI-UNITS	21	21	21	0.4	2	4	
<b>OTHER MEASURES RESPONSE:</b>							
RESPONSE CWI + LI					12	12	
<b>RESPONSE WHOLE HOUSE OTHER MEASURES PLANNED</b>							
PLANNED WINDOWS:	302	302					
<b>TOTAL:</b>	<b>514</b>	<b>1167</b>	<b>204</b>	<b>75%</b>	<b>19</b>	<b>22</b>	<b>72.3%</b>



# WARM HOMES SHF WAVE 3



10mm Door Undercuts & Trickle vents

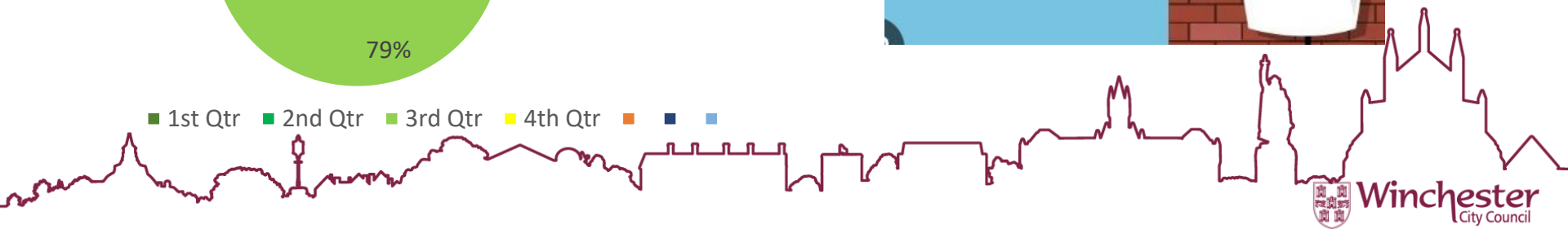
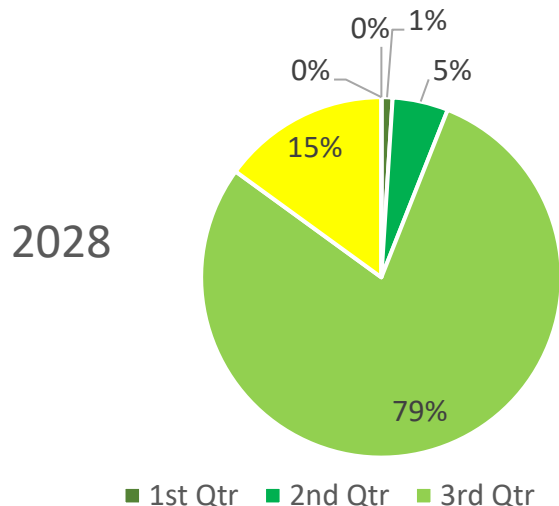
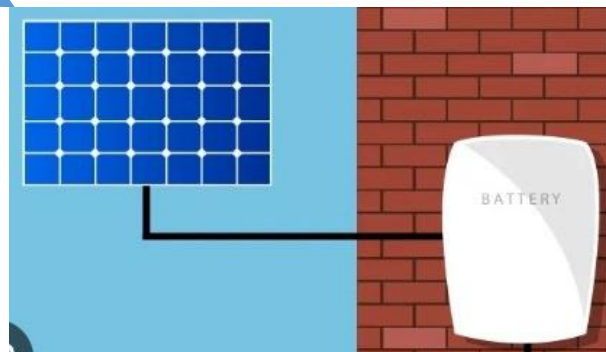


Loft Insulation

Extract Ventilation Upgrade








Cavity Wall Insulation

Installing energy performance upgrades



## WARM HOMES SHF WAVE 3: PRESENT

	2025 / 2026	2026 / 2027	2027 / 2028	Total
Solar deliveries / EPC C's	37	280	378	700
Retrofit measures deliveries	45	250	245	650

-  53 Energy Assessments completed
-  'Solar Maintenance and Use': 50 signed agreements. 200 total
-  Solar delivery partner contract sealed
-  Fabric delivery partner contract sealed
-  Single measures contractors piloted
-  Enabling works contractor currently under procurement
-  April was the first full month of solar use for 36 trial properties:
  -  Half of our installations are consuming 50% or more of the solar energy produced
  -  Self-utilisation average 78% - amount energy usage bill has reduced
  -  Average tenant saving equates to £372 pa (*majority bungalows*)

## WARM HOMES SHF WAVE 3: PRESENT



### Social Value & Community Impact Award

This category celebrates projects that deliver meaningful and measurable social value while fostering positive impacts within their communities. These projects focus on improving the lives and prospects of the communities that live close to the project area.

- **Morgan Lovell** - Riverlabs
- **Morgan Sindall** - 17 Columbus Courtyard's Social Value and Community Impact
- **Socius & Aviva Capital Partners** - London Cancer Hub, Sutton
- **Stevenage Bioscience Catalyst** - Embedding Community Impact Into the Operation of the Life Sciences Campus
- **Winchester City Council** - Solar and Battery Installation: Use and Maintenance Agreement

CN: Life Science and Tech  
Cluster Award Nomination

*"It was really quite interesting watching the panels go up. I thought they'd be heavy, but they didn't look very heavy at all!"*

*"The project manager, all the time, kept me completely informed, which was great – especially at my age. I was born in 1935, and my age group, we've never heard of solar panels."*

*"They [the panels] have only just gone up, but the project manager said to me 'your bills will go down you know' - I don't have to do anything for it. We're doing our bit for the environment aren't we."*

# SWEDISH COTTAGES

3 x homes to receive new roofs and windows, surveys underway

## Strategy:

Pilot - 3 x properties new insulation product pilot, awaiting engineer **assessment/approval** + solar and battery. 3 x EPC *tbc*

Pilot 1 x pilot property infrared heating proposed, waiting for Engineer confirmation

Property and Tenant Business cases currently underway: identifying support and custom approach



## CONSERVATION WINDOWS SINGLE GLAZED

- 8 out of 30 Properties to begin, 22 Completed in 25/26
- Procurement complete
- 3 x Properties to move to EPC C included in Wave 3



## AUDIT PROPERTIES

Status:

- Cardo 300 properties sample taking place with Delivery Partner, 10 Inspections completed and scope of works defined.

- Collaborated with delivery partner



## CONSERVATION WINDOWS SINGLE GLAZED



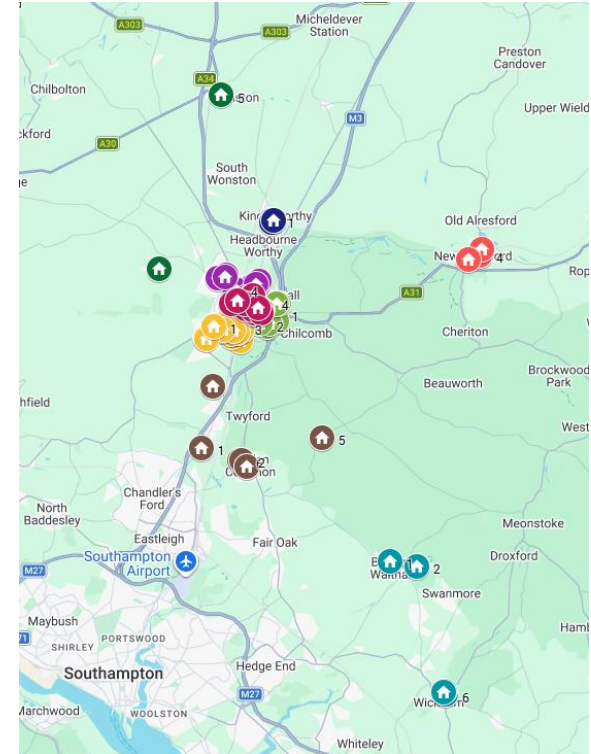
*works on schedule, "perfect fitting", took 6 hours to do 4 windows, likes the look of the windows, contractors were clean, tidy and polite, cleaned up after themselves, all in all the window upgrades went very well, I love the open case windows, thank you."*  
*Mrs Chandler, Middle Brook Street*

*"The property feels significantly warmer since the new windows were installed, and they look absolutely beautiful. Being on a busy street, noise used to be a problem, but the new windows have made the home much quieter, a noticeable improvement. The contractors did an excellent job, thank you." – Ms Worman, Middle Brook Street*



## Multi Occupancy Retrofit

- 1875 Flats, Bedsits, Maisonettes in WCC Housing Stock
- 216 units across 80 Locations fail to meet EPC C
- Phase 1 & 2 Retrofit Assessments (216 properties), 106 complete of which 68 are EPC C.
- Procurement & Tenant Engagement Strategies progressing
- Programme Criteria & Pilots agreed
- Pilot Properties and Pilot Measures shortlisted

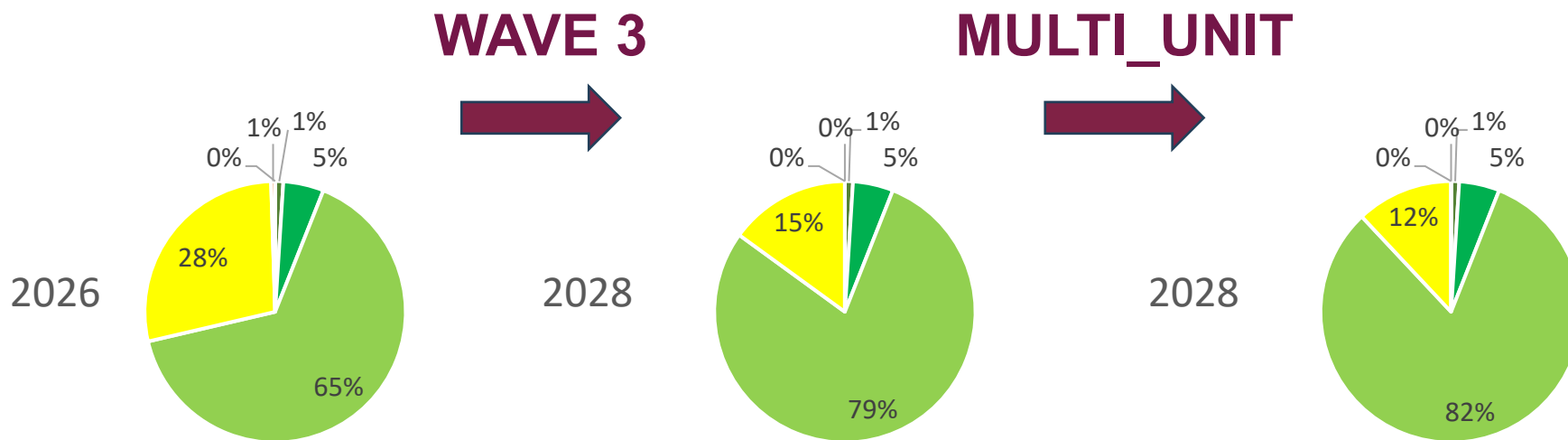


## Winnall Flats Retrofit

- 🏰 40 x 1 Bed, 104 x 2 Bed, 8 x TA 2 Bed & 4 Bedsits, over 4 Blocks
- 🏰 Phase 3 of Options Appraisal complete and final draft presented to Senior Management / Councillors in early '26
- 🏰 Comparable Successful Schemes investigated / visited
- 🏰 Retrofit Scope and High-Level Costs circulated & input sought from wider Housing Team (Planned Maintenance, Fire, Tenancy)
- 🏰 Cost of Decarbonisation vs Minimum EPC Uplift understood
- 🏰 Budget review and essential works options appraisal
- 🏰 **Outside Funding - meetings underway**



# EPC C PROGRESS 2026-2028



*Programmes run from financial year 26/27 to end of financial year 27/28*



# Tenant Engagement 2026/2027

*Website*

*Upgrade and In development with Comms*

*Swedish Cottages Phase 3 Forum - (In person)*

*Completed June*

*Tenant Engagement Strategies for new programmes + EqIA Final Draft*

*SHF and Window Programme - In person visits*

*As required*

*Solar Panel Agreement – In person As required, revised strategy underway*

*Wave 3 Video Development*

<https://youtu.be/0M4Nb4HxWpo>